



# Cascade County Special Use Permit (SUP) Application

Cascade County Public Works Department  
Planning Division  
121 4<sup>th</sup> St No, STE 2H/I, Great Falls MT 59401  
Phone: 406-454-6905 Fax: 406-454-6919

**Site Plan  
Requirements  
On Back**

**\$450.00 Non Refundable Application Fee**

**Payment:** Check (#) 1000 Cash

SW

## OFFICE USE ONLY

Date Application Received: 9/24/18

Floodplain Permit (Attached):

(Y / N / N/A)

Application No.: \_\_\_\_\_

Variance Approval (Attached):

(Y / N / N/A)

Approved Permit No.: \_\_\_\_\_

County Approach Permit (Attached):

(Y / N / N/A)

Health Dept. Approval (Attached):

(Y / N / N/A)

Addressing Approval (Attached):

(Y / N / N/A)

Red Yellow Green (Development Coordination Map)

/ /

Date of Final Approval: \_\_\_\_\_

Date of Zoning Board of Adjustment Public Hearing

/ /

Approved by (Staff): \_\_\_\_\_

**Applicant/Agent:** Nathan Bloom  
Connie Bloom

**Mailing Address:** PO Box 34

Home Phone: 406-264-5281

Work Phone: \_\_\_\_\_

**Cell Phone:** 406-231-4232

**Owner(s) if different from applicant:** \_\_\_\_\_

**Mailing Address:** 406-899-9074

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

**Cell Phone:** \_\_\_\_\_

**Property Address:** 57 Birdtail Creek Rd

Sec \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_

Lot(s) \_\_\_\_\_ Blk \_\_\_\_\_ **Geo Code:** 3011

**Parcel #** 02301112401050000

**Structure Permit Issued For:** Mobile Home Move

**Current Zoning:** Rural

OR

**Change of Use Permit Issued For:** move Mobile Home in

Type of Improvement:

- ☒ Residential Structure, Multi/Single  
☐ Public Entity  
☐ Utility Installation, Minor/Major  
☐ Membership Club

- ☐ Open-cut Mining Operation  
☐ Warehouse  
☐ Commercial/Agricultural in Nature  
☐ Commercial Storage Facility

- ☐ Shop/Shed  
☐ Office  
☐ Retail  
☐ Industrial Use

**Square Feet of Proposed Structure/Addition:** 980

**Total Land Area Acres:** 12.97

**Type of Water Supply:** well

**Type of Sewage Disposal:** septic

## INSTRUCTIONS:

The Permit Application Form shall be submitted to the Cascade County Planning Office for review. The applicant shall obtain all required permits/forms as part of the permitting process:

- If your property is in a regulated floodplain, a Floodplain Permit must be obtained first from the Planning Office.
- If an approach to the property is from a county road, an Approach Permit is needed from the Cascade County Public Works Road and Bridge Division. If an approach will be off a state highway, an Approach Permit is needed from the State of Montana Department of Transportation.
- If your property needs an assigned address, contact from the Cascade County Public Works GIS Division for an address application.
- If your property needs a wastewater management permit, you must obtain a septic system permit from the City County Health Department (<http://www.cchdmt.org/environmental-health/>).
- All projects that disturb an acre or more are required to have a "General Permit for Storm Water Discharges Associated with Construction Activity" from the MT Department of Environmental Quality (<http://deq.mt.gov/Water/WPB/wpbforms>).

## SITE PLAN REQUIREMENTS : (PERMITS WILL NOT BE ISSUED WITHOUT AN ACCURATE SITE PLAN)

Provide a complete site plan at a suitable scale (1" = 40', 1" = 100', etc) which includes the following, as applicable:

Required	Obtained	Submission Checklist
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written Statement to Describe Project: Provide a detailed write-up on the type and purpose of the proposed use or business. Describe the products or services provided and the operation hours, provide the number of employees, anticipated customers and traffic, etc..
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of proposed structures, alterations, curb cuts, access points and utilities and the size, dimensions and uses thereof
<input type="checkbox"/>	<input type="checkbox"/>	Existing land use(s) on adjacent property
<input type="checkbox"/>	<input type="checkbox"/>	Disturbing one (1) acre or more; if yes, attach DEQ "General Permit for Storm Water Discharges Associated with Construction Activity".
<input type="checkbox"/>	<input type="checkbox"/>	Location, size, dimensions and number of off-street parking spaces, including on-site vehicular driveways and type of surface improvements (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Location and type of existing and proposed landscaping or buffering (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Location, type and height of existing and proposed fencing and/or screening (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Location, type and height of sight-obscuring improvement surrounding areas of storage for raw materials, finished products, machinery and equipment (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Completed Operational Statement Checklist (if applicable)



## I. General Information for Applicants

- A. **Understanding the Regulations:** First, the proposed use must be specifically mentioned as a category in Uses Permitted Upon Issuance of a Special Use Permit within Section 7 of the Cascade County Zoning Regulations. Portions of the County Zoning Map and the Zoning Regulations are available at the Cascade County Website at <http://departments.cascadecountymt.gov/planning>.

## II. Steps of the Application Process

- A. Schedule a Pre-Application meeting with planners to ensure the project will meet the standards for Special Use Permits as outlined within Section 7 of Cascade County's Zoning Regulations.
- B. Complete, sign and return a Special Use Permit application and Special Use Permit Checklist, with the \$450.00 application fee to Planning Staff.
- Site plans, diagrams, business plans, operational statement checklist, photographs and other documents may be requested as part of a complete application, depending on the applicant's proposal.
- C. Planning Staff will notify interested agencies of the proposed project to request comments for the application.
- D. Planning Staff will schedule a public hearing before the *Cascade County Zoning Board of Adjustment*; Legal notice will be published twice in the Great Falls Tribune (at least six (6) days separating each publication) and sent by certified mail to all adjacent landowners.
- Planning Staff will present the application to the Zoning Board of Adjustment along with recommendations, based on findings of facts.
- The *Zoning Board of Adjustment* will make a determination on the application; three (3) affirmative votes are needed to issue the permit.
- E. Upon written notice from the Planning Staff, the applicant may begin the permitted special use.
- F. Permits may be revoked or expire for the following reasons:
1. The *Zoning Board of Adjustment* finds them in violation of the conditions of the permit or another regulation/ordinance.
  2. Approval is valid for one particular use and shall expire one year after the date of approval, if construction or the use has not started. The Zoning Administrator may grant a one-time only 6 month extension on the Zoning Board of Adjustment Approval.
  3. The Special Use Permit shall expire if the use ceases for six (6) months for any reason. Any future extension requests must be granted by the Zoning Board of Adjustment prior to the date of expiration.

## III. SUP Criteria

- A. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff and the board in reviewing the proposed use. The more information you can provide, the easier it is for staff and the *Zoning Board of Adjustment* to review the application.
1. The proposed development will not materially endanger the public health or safety.
- a) Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches:

*The Mobile Home will be set up next to my Mobile Home and the well will be shared as well as septic, there will be no effects on any streets or intersections*

- b) Provision of services and utilities, including sewer, water, electrical, telecommunications, garbage collections, and fire protection:

We will share the well and septic but all utilities will be individual to each mobile home

- c) Soil erosion, sedimentation, and stormwater run-off:

N/A

- d) Protection of public, community, or private water supplies, including possible adverse effects on surface waters or ground water:

There won't be any adverse effects on any well water or all surface waters

2. The proposed development is a public necessity, or will not substantially impact the value of adjoining property.

- a) The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

There will not be any conflicts to any surrounding areas

- b) Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

3. The proposed development will be in harmony with the area in which it is located.

- a) The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

There will be no relationship issues with this move, there is both sufficient well water and septic tank size to handle both mobile homes safely



Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.

Objectives:

- A. Foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands and forests.
  - B. Preserve Cascade County's scenic beauty and conserve its forests, rangeland and streams, with their abundant wildlife and good fisheries.
  - C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.
  - D. Assure clean air, clean water, a healthful environment and good community appearance.
  - E. Support the development of natural resources including but not limited to timber, mining, oil and gas production and renewable energy production.
  - F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfield processes.
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Goal 3: Maintain agricultural economy.

Objectives:

- A. Protect the most productive soil types.
- B. Continue to protect soils against erosion.
- C. Protect the floodplain from non-agricultural development.
- D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

The mobile home will be placed next to an existing mobile home with about 15 or 20 feet between them which I eventually would like to partially enclose with a breeze way between for protection from bad weather for my mom. This will in no way conflict with our pasture or any other ag industry here

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#### Goal 4: Retain the presence of the US Military in Cascade County

##### Objectives:

- A. Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.
- B. Promote the location of additional military missions in Cascade County.
- C. Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations.
- D. Refer to the Joint Land Use Study for resolving conflicts and promoting mission compatible development.

*There are missile gates and lines crossing the property and we will greatly accept any further mission status needed*

#### Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.

##### Objectives:

- A. Maintain Cascade County's citizens independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.
- B. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historic sites and archaeological areas.
- C. Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wild land/urban interface.
- D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

*This move will not conflict with any county history or heritage. My dad is very involved in county's homestead history as well as history of the fort here and the native American history & heritage too.*

- b) Consistency with the municipal and joint land use plans incorporated by the Growth Policy.



**ATTEST:** I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Printed Name of Applicant: Nathan Bloom Date: 9-21-18

Signature of Applicant:  Date: 9-21-18

Printed Name of Property Owner: Connie Bloom Date: 9-21-18

Signature of Property Owner: Connie Bloom Date: 9-21-18



Cascade County Planning Board  
121 4th St N  
Great Falls, MT 59401

Board Members;

My name is Nathan Bloom. My brother Terry Sullivan and I are writing this letter to you because we would like to have a mobile home moved to 57 Birdtail Creek Road, Fort Shaw, MT 59443 so my mom can be near us. Our mother was diagnosed with multiple myeloma or bone cancer recently and is being treated at this time with Chemo Therapy and is having several health issues from these treatments. We really need to have her here in case anything happens as her health is not good and she needs our help more and more as there are several things she is unable to do due to this disability. She has already lost 5" of height due to this cancer and this has really affected her daily life.

I live in a mobile home with my family at the front of the property and my brother lives in the house at the end of the driveway with his family. My mom has been staying with me but she can't get the rest she needs with my family there also. We propose to move the mobile home in next to my trailer with about 15-20 feet in between with a breezeway between them added on at a later date. That way she will be close in case she needs anything but she will still have her privacy and be able to get her rest. There will be no additional construction required as the two trailers will share both a cased well and a septic tank. We had the septic tank pumped and checked by Lee Taylor who owns and operates McKinley Septic Services and he told us that "the tank that was placed there will easily handle the two trailers and then some" were his exact words, so there won't be any added utility work needed other than bringing in the electric, phone and gas services which we called on and they will bring those services in after the trailer has been set.

We are asking that this planning board allow us to have this trailer moved so our mother can be close in case of an emergency or unforeseen accident or other circumstances arise. We have talked to Doug Keeler of Keeler Mobile Home Movers and he said he will move the trailer as soon as we have the permits from this board to move the mobile home. Please look over this letter and application and give us an approval as soon as possible so we can get our mother moved before winter please.

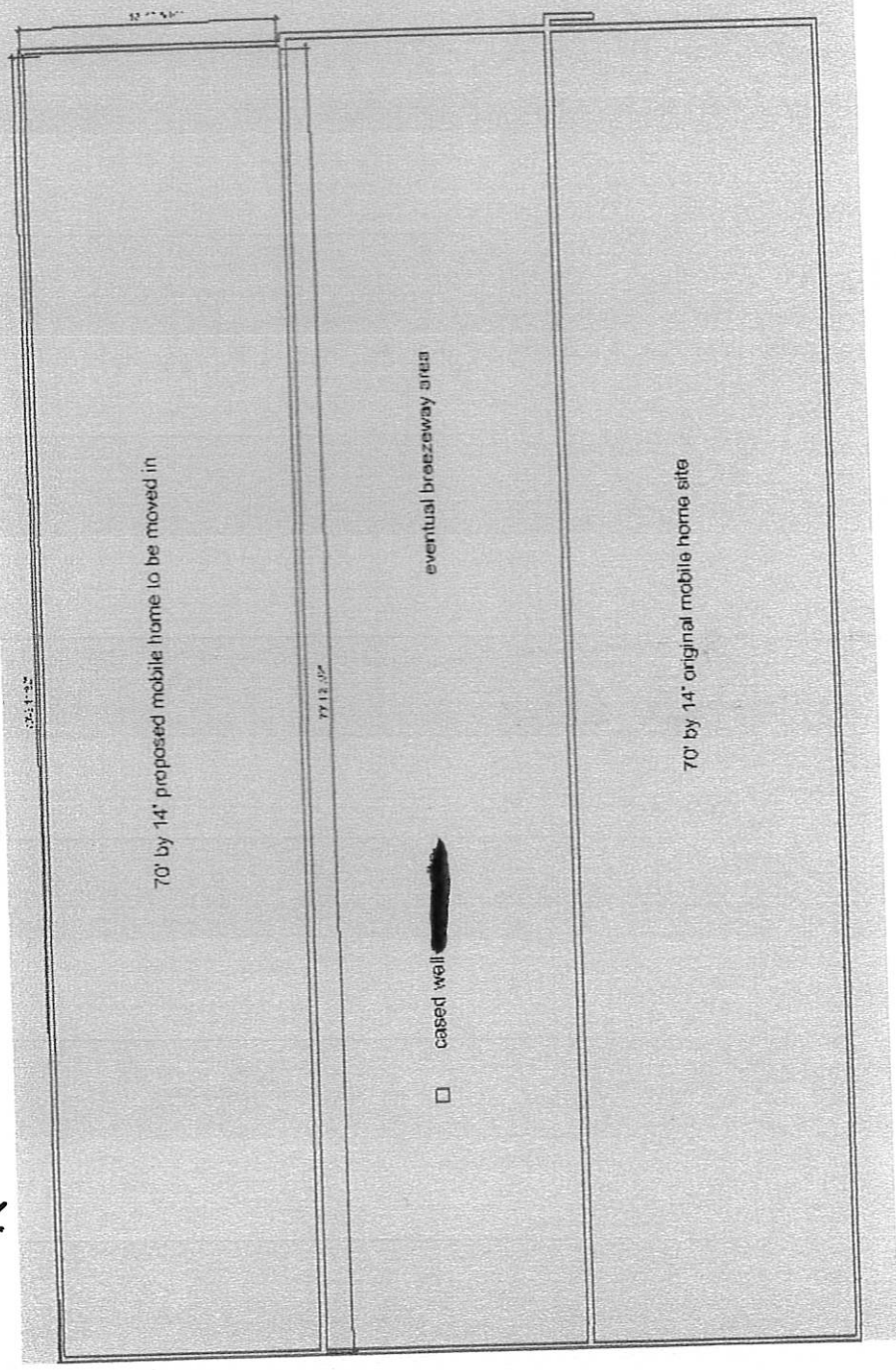
Thank you for your time and consideration in this matter. We look forward to your approval soon.

Sincerely,  
Nathan Bloom

Birdtail Cr Rd

Prop. Line

AV



septic tank site

Existing Driveway